



ASSOCIATION NEWSLETTER

August 3, 2010

FUMIGATION OF BLDG 7626 PLANNED FOR 9/8/10 – 9/10/10

As part of the regular maintenance, the Association is planning to **fumigate Bldg 7626 for termites on 9/8/10 to 9/10/10, weather permitting.** This project requires this building to be vacated from **8AM of 9/8/10 to about noon of 9/10/10.**

While the Association is responsible to pay for the fumigation, each unit is responsible for the cost of temporary relocation. Please plan ahead. If you have tenants, please notify them of the planned project. Unfortunately, if any unit causes delay or cancellation of the project, all related costs will be passed on to the unit owner. Notices have been and will to continue to be periodically distributed to all residents of this building. Please stay tuned for further information as it becomes available.

For specific procedural questions, please call Lenz Pest Control, at 962-9151.

POOL RULES INCLUDED

Included in this newsletter is a list of pool rules. Please remember that the pool closes at 10PM on Sunday – Thursday, and 11PM on Friday &

Saturday. Residents must accompany their guests. For everyone's safety, there is no glass containers allowed.

FUMIGATION OF BLDG 7628 PLANNED FOR 10/5/10 – 10/7/10

As part of the regular maintenance, the Association is planning to **fumigate Bldg 7628 for termites on 10/5/10 to 10/7/10.** This project requires this building to be vacated from 8AM of 10/5/10 to about noon of 10/7/10, weather permitting. While the Association is responsible to pay for the fumigation, each unit is responsible for the cost of temporary relocation. Please plan ahead. If you have tenants, please notify them of the planned project. Unfortunately, if any unit causes delay or cancellation of the project, all related costs will be passed on to the unit owner. Notices are going to be periodically distributed to all residents of this building. Please stay tuned for further information as it becomes available.

EMAIL AUTHORIZATION FORM INCLUDED –MANY STILL OUTSTANDING

Included with this newsletter is another form to authorize the association to send meeting notices and other documents by email rather than by regular mail. Most owners are already receiving email newsletters, but state law requires certain documents to be mailed unless there is a written authorization.

If you are willing to help reduce mailing costs and are able to accept Emails, please fill out and

return the authorization. (If you have already returned this form, please ignore this reminder). It may be faxed, mailed, or scanned and emailed. Thank you.

**EUCALYPTUS TREES DARKENED
BY LERP PSYLID & BEETLES;
TREATMENT APPLIED**

The treatment to the eucalyptus trees around the complex has been applied. Since it took a long time for the trees to get to its current condition, it will take a long time for the trees to show some improvement. In addition, many trees are dormant during the summer as they conserve energy and water. Usually, their main growth period is winter and spring.

**FOOD LEFT OUTSIDE ATTRACTING
UNWANTED ANIMALS
(PLEASE PUT FOOD AWAY)**

Just a reminder, our complex is next to some open fields coupled with a creek running through it. There are many animals that are always looking for food. To deter them from making their home in our complex, please do not leave any food outside. Thank you.

**ASSOCIATION TO REPAIR LEAKY
PRESSURE REGULATOR AND
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be repairing a leaking pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

EMAIL ADDRESS NEEDED

Please send your email address to jamesn@bartlein.com to be put on the Association's address book. Please give us your name, unit address, and whether you are an owner or renter. Thank you.

**PLEASE CHECK FOR LATEST INFO
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies and comply with the rules & regulations. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/ mailing address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

**BOARD MEETING SCHEDULED;
REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for **August 12, 2010**, at 6:30PM at the Meeting Room in Bldg 7610. Unless otherwise notified, the meetings are usually held on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

Prepared by: BARTLEIN & COMPANY, INC. (805) 569-1121 FAX (805) 682-4341
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Bartlein & Company, Inc.

Managers of Real Property

J U L Y, 2 0 1 0
EUCALYPTUS GROVE HOMEOWNERS ASSOC.
7600 HOLLISTER - GOLETA

	CURRENT MONTH	% OF BUDGET	YEAR-TO-DATE	% OF BUDGET	ANNUAL BUDGET
BEGINNING BALANCE	5,000.00		5,000.00		
MAINT. FEES/ASSESSMENTS	66,406.96	8.1%	461,577.25	56.5%	816,240.00
LATE FEES	73.84	N/A	1,049.93	N/A	- 0 -
INTEREST INCOME	- 0 -	0.0%	- 0 -	0.0%	8,500.00
OTHER INCOME	20.00	N/A	140.00	N/A	- 0 -
TOTAL INCOME	66,500.80	8.1%	462,767.18	56.1%	824,740.00
CLEANING & JANITORIAL	1,530.00	12.8%	7,425.00	61.9%	12,000.00
ELECTRIC	1,685.68	7.3%	10,657.80	46.3%	23,000.00
LANDSCAPE MAINTENANCE	5,085.00	8.1%	40,680.00	64.6%	63,000.00
LANDSCAPE SUPPLY & EXTRAS	2,771.28	11.5%	6,888.91	28.7%	24,000.00
MANAGEMENT FEES	2,231.00	8.3%	15,617.00	58.3%	26,772.00
PAINTING & DECORATING	- 0 -	0.0%	1,440.00	144.0%	1,000.00
POOL MAINT & SUPPLIES	989.50	7.9%	6,360.90	50.9%	12,500.00
POOL HEATING (GAS)	493.11	4.9%	5,134.20	51.3%	10,000.00
REPAIRS & MAINTENANCE	8,121.49	16.2%	41,535.32	83.1%	50,000.00
RUBBISH REMOVAL	4,243.68	8.0%	30,145.12	56.9%	53,000.00
PATROL/ALARM SERVICES	- 0 -	0.0%	- 0 -	0.0%	2,500.00
SUPPLIES	584.80	11.7%	1,957.71	39.2%	5,000.00
WATER & SEWER	2,228.77	8.9%	10,988.42	44.0%	25,000.00
INSURANCE	2,346.30	2.1%	28,656.90	26.1%	110,000.00
PEST CONTROL	- 0 -	0.0%	609.00	30.5%	2,000.00
PROFESSIONAL FEES	(105.00)	-2.1%	3,757.00	75.1%	5,000.00
TELEPHONE EXPENSE	40.16	8.0%	276.14	55.2%	500.00
MISCELLANEOUS EXPENSE	23.20	0.8%	1,265.88	42.2%	3,000.00
OPERATING EXPENSES	32,268.97	7.5%	213,395.30	49.8%	428,272.00
RESERVE EXPENDITURES	1,000.00	0.2%	56,063.29	12.2%	460,100.00
TOTAL EXPENDITURES	33,268.97	3.7%	269,458.59	30.3%	888,372.00
CASH FLOW: Income-Expense	33,231.83	-52.2%	193,308.59	-303.8%	(63,632.00)
INCOME TAX	- 0 -	0.0%	(1,576.00)	52.5%	(3,000.00)
TRANSFER TO RESERVE	(33,231.83)	N/A	(198,732.59)	N/A	- 0 -
TRANSFER FROM RESERVE	- 0 -	0.0%	7,000.00	10.5%	66,632.00
OTHER TRANSACTIONS	(33,231.83)	-52.2%	(193,308.59)	-303.8%	63,632.00
CURRENT BALANCE	5,000.00		5,000.00		

BALANCE SHEET

JUNE 30, 2010

(Unaudited)

EUCALYPTUS GROVES OWNERS' ASSOCIATION**ASSETS:**

Operating Account			\$5,000.00
Savings/Reserves:			
MM	Community West Bank # 1502484	0.75	\$226,759.42
7/8/10	CDARS/Gibraltar Private B&T # 1009860815	0.46	50,000.00
7/8/10	CDARS/Gibraltar Private B&T # 1009857385	0.46	90,000.00
8/19/10	CDARS/CoBiz Bank # 1010135555	0.42	90,000.00
8/19/10	CDARS/CoBiz Bank # 1010133099	0.42	140,000.00
7/8/10	CDARS/Gibraltar Private B&T # 1009861455	0.46	60,000.00
8/12/10	CDARS/Boston Private B&T # 1010088468	0.42	100,000.00
8/12/10	CDARS/Boston Private B&T # 1010089197	0.42	120,000.00
9/9/10	CDARS/Private Bank & Trust # 1010265904	0.42	130,000.00
7/15/10	CDARS/First County Bank # 1009925399	0.45	<u>30,000.00</u>
			1,036,759.42
Accounts Receivable:			
Due From Unit Owners			37,846.82
Other Receivables			<u>0.00</u>
			37,846.82

TOTAL ASSETS			\$1,079,606.24
			=====

LIABILITIES:

Accounts Payable		\$0.00
Prepaid Assessments		3,778.50

TOTAL LIABILITIES		3,778.50

FUND BALANCES:

1,075,827.74

TOTAL LIABILITIES & FUND BALANCES**\$1,079,606.24**

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Prepared by:



This report was prepared without audit. Balances in savings/reserve accounts are earning interest daily which may be estimated in calculating current balances. Balances in reserve may include funds in transit as of the date of this report.

EMAIL AUTHORIZATION

The Association sends out newsletters, financial statements, meeting agenda, budgets, and other correspondence to its members. If you agree to receiving these documents by Email, you would:

1. Save the Association money which could reduce the need for fee increases.
2. Receive notifications more timely.
3. Reduce the impact on our natural resources by eliminating much of the paper required.
4. Reduce the waste going into landfills.
5. Be able to use multiple Email addresses if desired.

While not all Email communications require your authorization, some do. By completing and returning this authorization, you are consenting to receive all Association communications by Email.

AUTHORIZATION

The undersigned member(s) of **Eucalyptus Grove Owners Association** ("Association") hereby request(s) and authorize(s) the Association and its management company to Email (in lieu of mailing by U.S. Postal Service) all notices, communications, financial statements, and other information about or concerning the Association. This authorization shall include, but not be limited to, those notices required by the Association's governing documents or by law. The undersigned is (are) authorized to accept Email notifications on behalf of all owners of the unit indicated and Emails sent to the email address(es) below shall be deemed to be an Email to all owners of the unit. This authorization may be withdrawn at anytime, but is effective until changed in writing and delivered to the Association's management company.

If this form is sent by fax or emailed, the reproduced signatures below shall have the same effect as if manually signed.

Address of
Unit(s) Owned: _____ **Date:** _____

1st Email Address: _____

Owner's
Name: _____ **Signature:** _____
Please Print

2nd Email Address (If Desired): _____

Owner's
Name: _____ **Signature:** _____
Please Print

Please mail or fax to the Association. If you prefer, you may scan and email to JamesN@Bartlein.com

The Mailing Address for The Association is In Care Of:

 **Bartlein
& Company, Inc.**